



April 7, 2005

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee (LDOC) met Thursday, April 7, 2005 in the Plaza Conference Room, located at 100 W. Innes Street, to discuss rewriting Salisbury's ordinance code. In attendance were: Jake Alexander, Karen Alexander, Bill Burgin (Co-chair), George Busby, John Casey, Mark Lewis (Co-chair), Rodney Queen, Jeff Smith, and Diane Young.

Staff Present – Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, Craig Powers, Lynn Raker, Patrick Ritchie, John Vest, and Craig Lewis (Lawrence Group)

Public – Diane Dillon Hooper, Anne Lyles, and Preston Sale

The meeting was called to order with Bill Burgin, Co-chair, presiding. The minutes of the March 17, 2005 meeting were accepted as written. Mr. Burgin welcomed the committee and guests.

PROCESS AND HOUSEKEEPING MATTERS

Mark Lewis addressed some changes that will occur in an effort to "improve the pace of this process." The following changes were endorsed by the members of the committee attending this meeting on the basis that it would speed the process:

- Going forward, the full committee will meet only on the first Thursday of the month (beginning May 5).*

**NOTE: The committee did not reconvene until August 23, 2006, from 4-6 p.m. in the Council Chamber. This correction to the minutes was requested at that meeting. A new draft of a schedule was presented at that meeting.*

- The full committee will no longer meet on the third Thursday of the month.
- All future full-committee meetings will be on the second floor of The Plaza, located at 100 W. Innes Street, from 4:30 until 6:00. *see note above
- Staff (including the Co-chairs) will meet every Monday, beginning April 18, at 3:00 p.m. in the 1st floor conference room at City Hall. The staff will increase their review of the draft ordinance to make it more palatable for local conditions and will take more effort to identify changes (more restrictive as well as more permissive).

NOTE: Staff met in the second floor conference room weekly from 2-5 p.m.

The committee reflected on the work that has been completed and found that it is divided on its opinion of the progress of the new ordinance. Jake Alexander stated that he would vote against endorsing the changes and would like to start over. Rodney Queen is opposed to using Davidson and Cornelius as examples for Salisbury. Karen Alexander followed by recommending that the code be more tailored to the economy and character of Salisbury. Bill Burgin and Joe Morris felt the committee had made progress in making the process predictable and administratively easier for developers. Mr. Burgin reminded the committee that this “streamlining” is in response to the public comments that had been received by City Council. Staff feels that developers could build what they have now, plus more, with the new code; several developers do not see it that way.

Karen Alexander added that her initial view of this effort was to enable a code that would enable Vision 2020; the current code does not enable Vision 2020. Also, she envisioned an incentive code, rather than a restrictive code. Open space would be an addition to the code since it does not exist under the current code. Others added their thoughts about what they had initially thought they “signed up for” when the rewriting of the Land Development Ordinance began. Bill Burgin clarified that there would be no transition period or dual code if and when a new code is adopted. He discussed a vision for higher than minimum standards and expectations. Jeff Smith suggested that the committee should “first agree on bigger, broader, philosophical issues.”

The following is a list of “gotta haves” that the committee agreed at this meeting the ordinance must address:

- ✓ Streamline approval process
- ✓ Allow Vision 2020
- ✓ Legislative option
- ✓ Protect edges of neighborhoods
- ✓ Reasonable design standards
- ✓ Increased residential density (new construction)
- ✓ Infill protection
- ✓ Reasonable connectivity
- ✓ Open Space
- ✓ Range of housing
- ✓ Walkability
- ✓ Protect character of Salisbury
- ✓ Not “one size fits all”

Craig Lewis, of the Lawrence Group, was not able to report on the Conditional District as planned due to the lively debate and the arrival of the 6:00 hour.

A quick public comment came from Brooklyn South Square residents who are interested in having the protection of single-family homes on the “gotta haves” list.

The next LDOC full-committee meeting will be May 5, 2005 at 4:30 at The Plaza.*

*NOTE: The full committee reconvened August 23, 2006, at the direction of staff, in order that they might present a completed draft of the document for review.

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